

ZONING COMMISSION APPLICATION

SOUTH BLOOMFIELD TOWNSHIP, MORROW COUNTY, OHIO

FORM & FEE SCHEDULE APPROVED BY TRUSTEES: FEBRUARY 8, 2017

APPLICATION NUMBER

2

TYPE & DESCRIPTION OF PROPOSAL

☐ DEVELOPMENT PLAN \$750 ☒ REZONING \$1,000 + \$15 / ACRE ☐ TEXT AMENDMENT \$2,000

TOTAL FEES TO BE INCLUDED WITH APPLICATION (LARGEST FEE INDICATED ABOVE FOR SELECTED ITEMS): _____

SUMMARY OF PROPOSAL: Property currently has a CUP (Contingent Use Permit) to operate as an event facility. Property will continue to operate as an event facility and we are requesting a zoning change to Commercial C-1 "Local Business District"

PROPERTY INFORMATION (MAY NOT BE APPLICABLE TO TEXT AMENDMENTS)

OWNER(S): Mary Gregory, James Ferraro

PROPERTY ADDRESS: 6681 St Rt 229

Marengo, OH 43334

PARCEL NUMBER(S): _____

TOTAL ACREAGE: 35.567

NEAREST INTERSECTION: St Rt 229 & St Rt 656

PRESENT USE(S): Event Facility

PROPOSED USES(S): No change - Event Facility

CONTACT INFORMATION

NAME: Mary Ferraro Gregory

MAILING ADDRESS: 1732 Moreland Dr

Columbus, Ohio 43220

COMPANY (IF APPLICABLE): _____

PHONE: 740-398-1316

EMAIL: mferr49@aol.com

QUESTIONS TO ASSIST WITH REVIEW (COMPLETE SEPARATELY FOR EACH REQUEST)

(1) DESCRIBE ANY FEEDBACK RECEIVED ON THIS PROPOSAL AND MODIFICATIONS PRIOR TO THIS APPLICATION BEING MADE.
We have no prior feedback with this change. The business currently operates as an event center under a CUP and this zoning change request will not change the way it currently operates.

(2) DESCRIBE HOW THIS APPLICATION ADVANCES THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE TOWNSHIP.

- SEE ATTACHED -

ACKNOWLEDGEMENTS

☒ INCLUDED A THOROUGH NARRATIVE STATEMENT AND/OR SURVEY, LEGAL DESCRIPTION OF THE PROPERTY WITH SITE PLAN, INCLUDING ALL INFORMATION TO BE PRESENTED TO THE REGIONAL PLANNING COMMISSION, ZONING COMMISSION AND/OR BOARD OF TRUSTEES. ANY ADDITIONAL INFORMATION SUBMITTED AT THE PUBLIC HEARING(S) MAY RESULT IN A CONTINUATION OR TABLING OF THIS APPLICATION AT THE APPLICANT'S EXPENSE TO ENSURE A THOROUGH REVIEW.

☒ INCLUDED REQUIRED APPLICATION FEE, CASH OR CHECK PAYABLE TO "SOUTH BLOOMFIELD TOWNSHIP".

NOTE: COMMERCIAL BUILDINGS ALSO REQUIRE ISSUANCE OF A STATE BUILDING PERMIT (800-523-3581).

INCOMPLETE APPLICATIONS MAY NOT BE PROCESSED. THE BELOW SIGNED APPLICANT HEREBY CERTIFIES THAT THEY ARE THE CURRENT PROPERTY OWNER OR ARE PERMITTED TO REPRESENT THE PROPERTY OWNER IN PROCESSING THIS APPLICATION. ALL INFORMATION CONTAINED HEREIN IS TRUE. IT IS AGREED THAT THE IMPROVEMENT WILL OTHERWISE COMPLY WITH THE SOUTH BLOOMFIELD ZONING RESOLUTION.

X Mary Ferraro Gregory

DATE: 6/8/18

Know what's below.
Call before you dig.

OFFICE NOTES

DATE RECEIVED: 6/13 BY: [Signature] DATE NOTICES MAILED TO NEIGHBORS: _____ BY: _____

DATE LEGAL NOTICE PUBLISHED: _____ BY: _____

DATE OF PUBLIC HEARING(S): _____

☐ APPROVED CONDITIONS: _____

☐ DENIED DATE DECISION WAS DELIVERED TO APPLICANT: _____ BY: _____

MAP OR TEXT AMENDMENTS ARE SUBJECT TO REFERENDUM. SUCH ACTIONS WILL TAKE EFFECT NO SOONER THAN 30 DAYS AFTER TRUSTEE APPROVAL.



THIS FORM WAS PROVIDED BY:
Plan4Land
CONSERVATION | DEVELOPMENT | POLICY | ZONING
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Mary Gregory
For the benefit of, potential new owners:
Tim Israel & David Perry
The Beverly Event Center
6681 State Route 229
Marengo, Ohio 43334

June 18, 2018

To: Morrow County Regional Planning

Dear Sirs/Madams:

As the owner of The Beverly Event Center, in anticipation of, and for the new owners, Mr. Tim Israel and Mr. David Perry (in partnership), I would like to make application for a C-3 Commercial Zoning change, from residential with a conditional use permit, for the above listed property, for the following reasons:

1. The new owners need permanent Commercial Zoning in anticipation of obtaining financing for the property. The potential banks will not lend a commercial loan for a conditional use permit.
2. Tim Israel and David Perry will continue The Beverly as an event center. Their intentions are to continue in this use for the foreseeable future. Neither has any intention of returning the house to a residential home.
3. Since I lived there as my home for several years, and have made minimal changes to the property, I was comfortable with the "conditional use" zoning. If I ever stopped holding events, I could easily change back to a residential situation and sell the property. The potential new owners have never used the property residentially, so a "conditional use" permit does not work for them and really does not convey the appropriate permanency of their strategy: To have the property be a commercial property from this time forward.
4. The potential new owners plan to host events year-round, rather than just part-time during the spring and summer as I have done. There are plans to update the parking situation, connect to Delco Water, and updating outside areas for tents and seating, all which will all take investments which are not feasible with a conditional use zoning.
5. Tim Israel owns one of the largest catering companies in Columbus, and has catered events at The Beverly several times. David Perry is a CPA in Mount Vernon, Ohio. Both have run their businesses successfully for 20+ years. Both live just off of New Delaware Road and within a few miles of the property and consider themselves part of the community.
6. Nothing operationally will be changing at The Beverly; it will still be an event center, mainly for wedding and reception gatherings. Other events such as business meetings, graduations, family reunions, and corporate gatherings are planned to be hosted. Since the operations will not be changing, but new owners whom have never lived in the structure as a home will be owning the structure, it is a requirement of our contract to request a rezoning to a permanent commercial situation.

Thank you for your consideration

(2) DESCRIBE HOW THIS APPLICATION ADVANCES THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE TOWNSHIP.

Because of the history associated with the property and its distinctive "park like" beauty, we feel the Beverly Mansion makes a perfect event space and is a unique compliment to the area. It is our intent to continue to operate the facility as an event space, where weddings and other social events can take place and people in the community can come and enjoy the space and surrounding grounds for years to come. We would like to continue to protect the space and preserve the history that has been part of the community for over 100 years.